

LAND BOARD AGENDA ITEM
February 17th, 2009

**FINAL APPROVAL FOR SALE OF LAND BANKING PARCELS
218, 350, 351 & 462
WHEATLAND COUNTY**

Seller:	State of Montana, Department of Natural Resources and Conservation
Nominators:	Parcel 218 – Lessee, Horpestad Ranch Inc Parcels 350 & 351 - Lessee, Winnecook Ranch Co Parcel 462 – DNRC, Northeast Land Office
Location:	Parcel 218 – Twenty –two miles northeast of Harlowton Parcels 350 & 351 – Thirteen miles northeast of Harlowton Parcel 462 – Ten miles west of Harlowton, along US Highway 12.
Property Characteristics:	Parcels 218, 350 & 351 – All parcels are used as grazing land. Parcel 462 – The majority of this parcel is used as grazing land, additionally; the Duncan Colony owns a number of improvements on this parcel. These improvements include 4 grain bins, a hog waste lagoon and associated pipeline, public drinking water well and gravel tipple.
Access:	Parcels 218, 350 & 351– These tracts are not legally accessible to the general public because they are surrounded by private land and there are no public roads or easements across private land to the state land.

Parcel 462 – this parcel is split by US Highway 12, providing legal public access. The discharge of a firearm on state land within ¼ mile of an occupied dwelling or outbuilding is prohibited by ARM 36.25.149. As a result of the proximity of Colony developments, application of this rule prohibits firearm discharge on approximately half of the northern portion of the parcel and the entire southern portion.

Background:

In April 2008, the Board approved these parcels to continue through the Land Banking sales evaluation process. In November 2008 the Board set the minimum bids at the appraised values with access as follows

Sale #	# of Acres	Legal	Minimum Bid	Trust
218	640	ALL Section 36, T10N-R18E	\$256,000	Common School
350	640	ALL Section 8, T9N-R17E	\$256,000	UM
351	161.20	LOTS 1 & 2, S½NE¼ Section 6, T9N-R17E	\$64,480	Common School
462	184.62	LOTS 2-4, SE¼NW¼, SE¼,SW¼ Section 18, T8N-R14E	\$92,310	Common School
Total			\$668,790	

Sale Price:

These parcels were sold at public auction on January 22, 2009. All parcels had only one bidder per parcel, and were sold for the minimum bid amounts listed above.

Recommendation:

The Director recommends final approval of Land Banking Sales # 218, 350, 351 & 462 for the combined purchase price of \$668,790. These sales will be closed within 30 days of approval.